

City of Miami
BUILDING DEPARTMENT

BULLETIN

Date: March 18, 2022

Bulletin No: 2022-002

SUBJECT: Expired Permits to be Revoked

EFFECTIVE DATE: Immediately


Asael Ace Marrero, AIA
Director of Building

EXECUTIVE SUMMARY: Expired building permits which were issued earlier than two Code cycles prior to the date of expiration will be revoked. Permits issued at any time within the past two Code cycles may be renewed, but must comply with the building code in effect at the time of the renewal.

Section 105.4 of the Florida Building Code sets forth the conditions under which a building permit remains active, or possibly will expire:

105.4.1 Permit intent. A permit issued shall be construed to be a license to proceed with the work and not as authority to violate, cancel, alter, or set aside any of the provisions of the technical codes, nor shall issuance of a permit prevent the building official from thereafter requiring a correction of errors in plans, construction, or violations of this code. Every permit issued shall become invalid unless the work authorized by such permit is commenced within 6 months after its issuance, or if the work authorized by such permit is suspended or abandoned for a period of 6 months after the time the work is commenced.

105.4.1.1 If work has commenced and the permit is revoked, becomes null and void, or expires because of lack of progress or abandonment, a new permit covering the proposed construction shall be obtained before proceeding with the work.

105.4.1.2 If a new permit is not obtained within 180 days from the date the initial permit became null and void, the building official is authorized to require that any work which has been commenced or completed be removed from the building site. Alternately, a new permit may be issued on application, providing the work in place, and required to complete the structure meets all applicable regulations in effect at the time the initial permit became null and void and any regulations which may have become effective between the date of expiration and the date of issuance of the new permit.

105.4.1.3 Work shall be considered to be in active progress when the permit has received an approved inspection within 180 days.

Expired building permits will be automatically revoked after 180 days, but may be reinstated under the following conditions:

FBC in effect when permit expired	FBC in effect when permit was issued		
	7 th Edition (2020)	6 th Edition (2017)	5 th Edition (2014)
7 th Edition (2020)	Permit may be renewed under the current FBC.	Permit may be renewed. Must follow the latest edition of FBC	Permit is revoked permanently.

This policy will go into effect immediately.